

3 Norwyn Avenue,
Donaghadee, BT21 0JB



Offers Over £234,950

Telephone 02890 428989
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KEY FEATURES

- Detached cottage situated in a quiet cul-de-sac a stone's throw from the shoreline
- Living room with wood burning stove
- Kitchen with dining and living space
- Three bedrooms on ground floor
- Bathroom
- Two attic rooms, one with pleasant views across the Irish Sea
- Detached garage
- Enclosed garden laid in lawns
- Driveway parking
- Oil fired central heating
- Highly convenient location close to Donaghadee town centre



SUMMARY

We are delighted to present this detached cottage located in Donaghadee. No. 3 Norwyn Avenue is an attractive detached cottage situated in a quiet cul-de-sac a stone's throw from The Commons and shoreline.

The accommodation comprises of a living room with wood burning stove, kitchen with dining and living space, three bedrooms and bathroom. There are two good sized attic rooms, one with views across the Irish Sea. In addition there is a detached garage, large enclosed garden laid in lawns and driveway parking. The property has oil fired central heating and double glazed windows.

With all of these advantages being set in such a prime location, it finds itself convenient to Donaghadee town centre with an abundance of amenities. With such a quiet setting and future scope to develop, early viewing is a must to appreciate what this property has to offer. Viewing is by appointment through our Holywood office on 028 9042 8989.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door with glazed inset to porch.

ENTRANCE PORCH:

Tiled floor, glazed inner door to hallway.

HALLWAY:

Stairs to first floor, large under stairs storage cupboard.

LIVING ROOM:

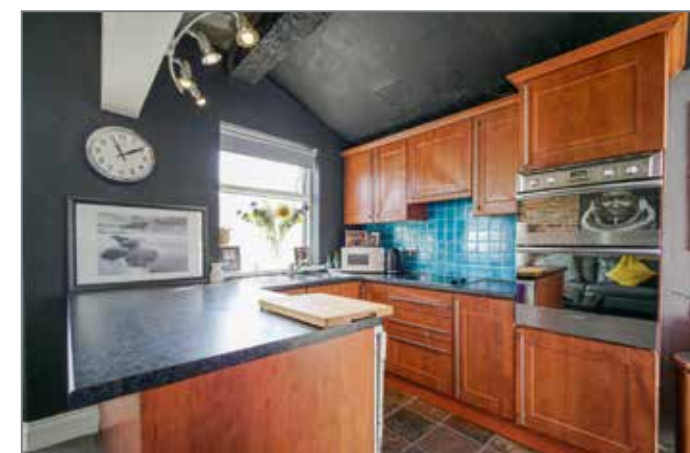
14' 11" x 12' 0" (4.55m x 3.66m) Into bay.

Freestanding wood burning stove, wood laminate floor.

KITCHEN/LOUNGE:

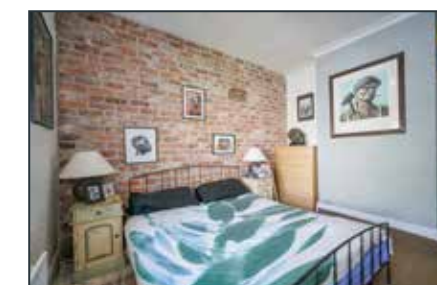
18' 3" x 14' 1" (5.56m x 4.29m) Into bay.

Fitted with a good range of high and low level fitted units, stainless steel single drainer sink unit with mixer taps, 4 ring ceramic hob with concealed extractor hood, integral double oven, plumbed for dishwasher, tiled floor, partly tiled walls, exposed brick wall.





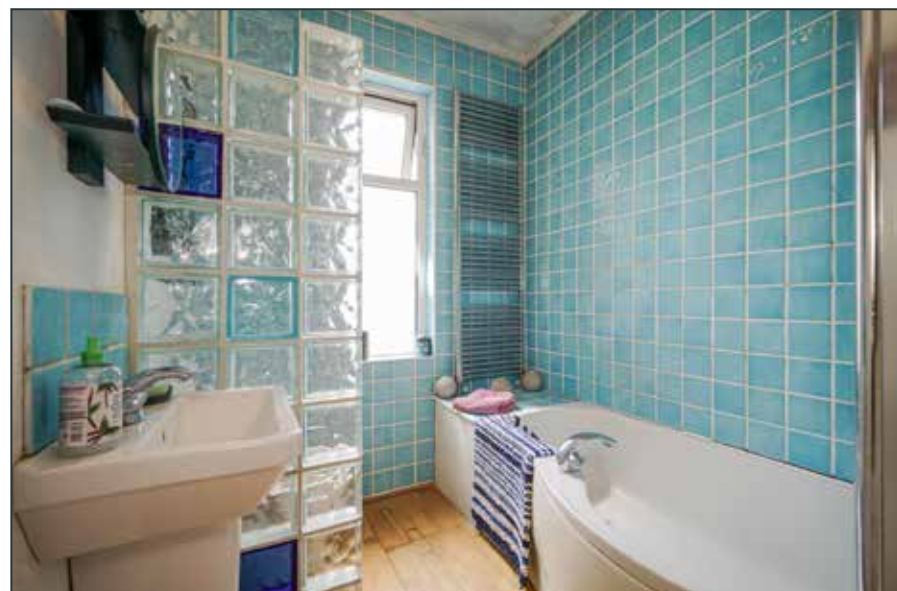
BEDROOM (1):
12' 1" x 11' 11" (3.68m x 3.63m)
 Hardwood strip floor, exposed brick wall.



BEDROOM (2):
9' 10" x 8' 0" (3m x 2.44m)
 Wood laminate floor.



BEDROOM (3):
12' 1" x 8' 9" (3.68m x 2.67m)



BATHROOM:

White suite comprising of low flush WC, wash hand basin, panelled bath with overhead shower fitment, storage cupboard with hot water tank and shelving.

FIRST FLOOR

ATTIC ROOM 1:

12' 4" x 11' 10" (3.76m x 3.61m)

Views across Irish Sea.

ATTIC ROOM 2:

11' 11" x 11' 11" (3.63m x 3.63m)

Wood laminate floor.

OUTSIDE

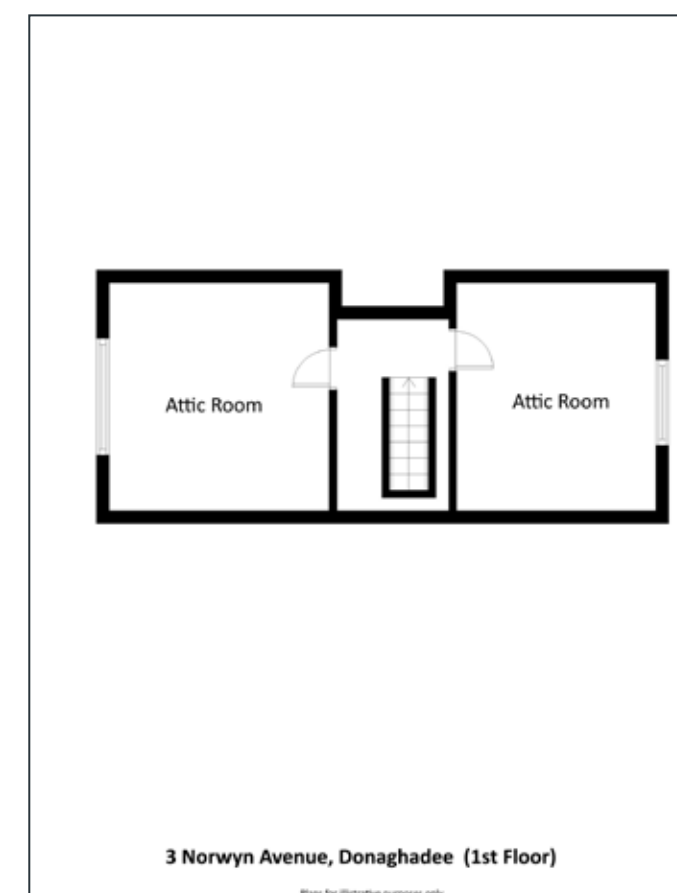
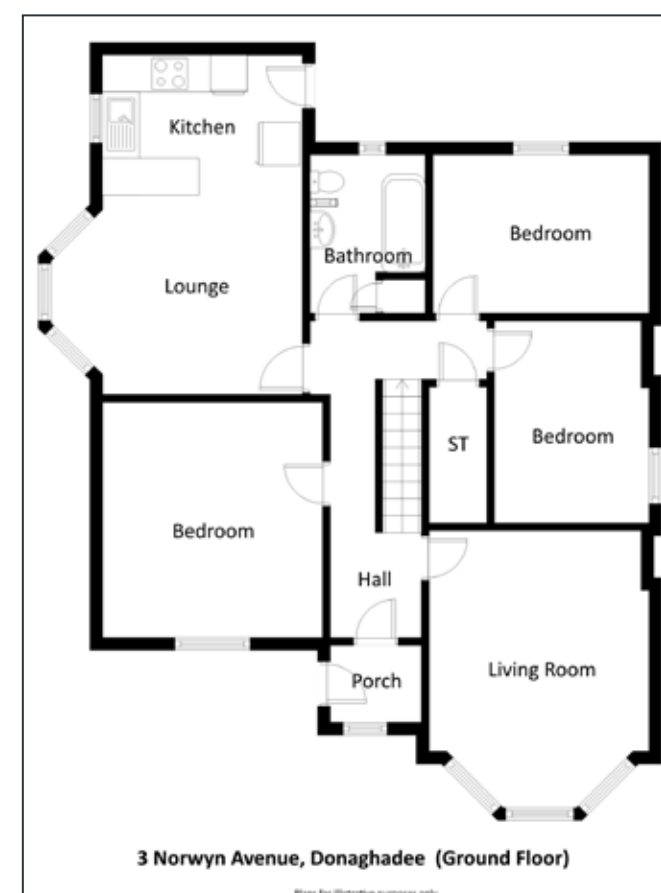
GARAGE:

19' 9" x 10' 9" (6.02m x 3.28m)

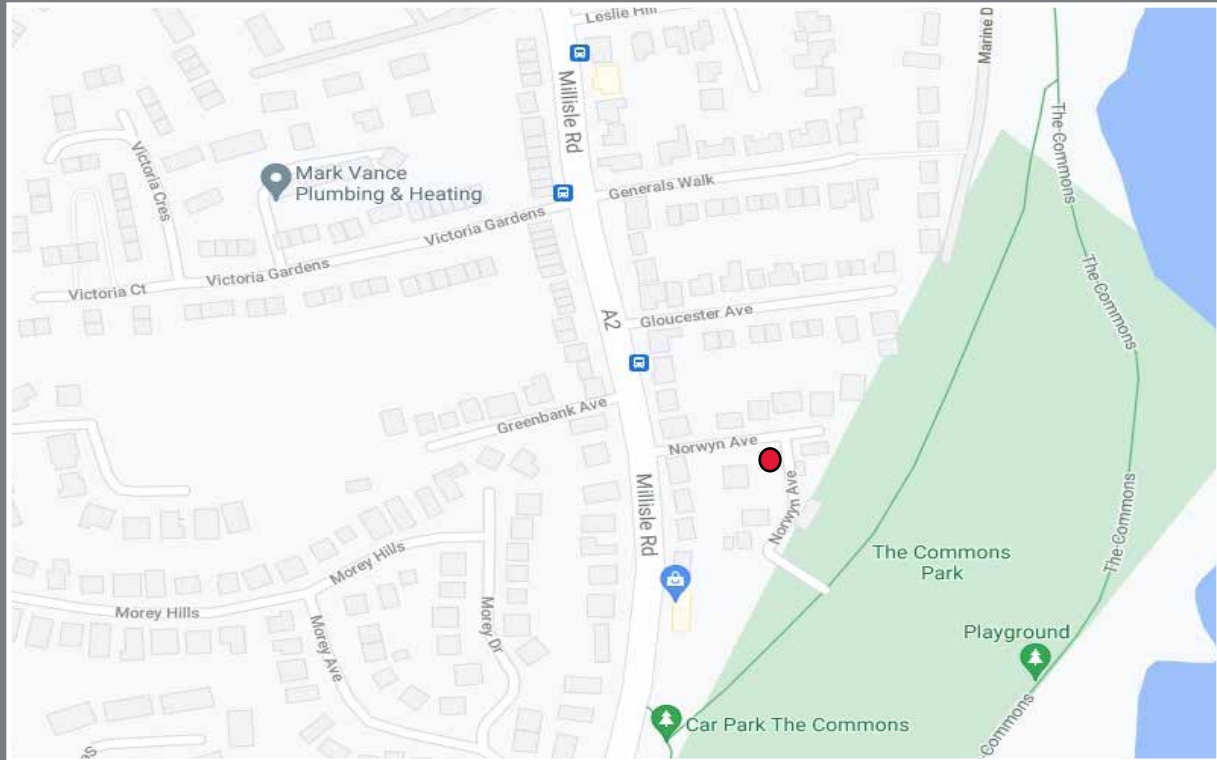
Roller shutter door, power and light, oil fired boiler.

PVC oil tank. Enclosed rear garden laid in lawns.

Tarmac driveway parking to front.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/F/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	44 E
1-20	G		

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